



**Wells Road, Walsingham NR22 6DN**

**welcome to**

**Wells Road, Walsingham**

A well proportioned three bedroom semi detached house located within the ever charming village of Walsingham. The property boasts a large lounge / diner with modern fitted kitchen, three good sized bedrooms along with the family bathroom. The rear garden is generously sized & offers privacy.



### **Agents Note**

The property is subject to a 157 Norfolk Restriction, where the buyer must have lived or worked in Norfolk for a minimum of three years



***view this property online*** [williamhbrown.co.uk/Property/FKM108086](http://williamhbrown.co.uk/Property/FKM108086)



welcome to

## Wells Road, Walsingham

- THREE BEDROOMS
- SEMI DETACHED
- OIL CENTRAL HEATING
- POPULAR LOCATION
- PERFECT FOR FAMILIES & FIRST TIME BUYERS

Tenure: Freehold EPC Rating: D

# £230,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/FKM108086](http://williamhbrown.co.uk/Property/FKM108086)



Property Ref:  
FKM108086 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01328 864922**



Fakenham@williamhbrown.co.uk



Royal Oak House 18 Oak Street, FAKENHAM,  
Norfolk, NR21 9DY



**williamhbrown.co.uk**